

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Fifth Avenue Partners, Ltd./Las
Olas City Centre

Case #: 5-R-04

Date: January 13, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Fifth Avenue Partners, Ltd./Las
Olas City Centre

Case #: 5-R-04

Date: January 13, 2004

Comments:

1. Since this project pertains to new signs for an existing building no fire review is required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Fifth Avenue Partners, Ltd./Las
Olas City Centre

Case #: 5-R-04

Date: January 13, 2004

Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Fifth Avenue Partners, Ltd./Las
Olas City Centre

Case #: 5-R-04

Date: January 13, 2004

Comments:

1. No comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Planning	Member:	Michael Ciesielski 954-828-5256
Project Name:	Fifth Avenue Partners, Ltd./Las Olas City Centre	Case #:	5-R-04
Date:	January 13, 2004		

Request: Site Plan Level III Approval/ Twenty-six (26) signs in the Downtown Regional Activity Center.

Comments:

1. Signage for the subject property is regulated by Section 47-22 of the ULDR. Since this property is located in the Downtown Regional Activity Center ("RAC"), all signage for this site is further governed by the regulations found in Sec. 47-22.4.C.13 of the ULDR.
2. The existing signage on site includes four (4) primary building signs (one on each elevation), eleven (11) individual retail signs, and two (2) canopy signs @ the ATM machine. Discuss with the Chief Zoning Plans Examiner the maximum number of signs permitted on the subject building.
3. The applicant proposes four (4) **projecting signs** (listed as "N-1", "S-1", "W-1", and "W-4" on the Signage Table). Note that Sec. 47-22.4.C.13.a. specifically prohibits projecting signs. This request **cannot** be approved through the Site Plan Level III process. Should the applicant wish to pursue this request, it is recommended that he seek a variance through the Board of Adjustment.
4. Applicant proposes three (3) **ground signs** (listed as "S-5", "S-6, and "W-6" in the Signage Table). With reference to "S-6", note that the accompany illustration of this sign labels it as a "wall mounted sign". Please amend your Table to correctly identify this sign. Secondly, please include copy for this sign in your illustration, i.e. what is sign "S-6" going to say? Finally, please provide dimensions for this wall- mounted (?) sign. (Note that if this is a wall-mounted sign, then it must comply with the regulations found in Sec. 47-22.4.A.13.d.)
5. **Ground signs** must meet the requirements of Sec. 47-22.4.A.13.c. Proposed signs "S-5" and "W-6" exceed five (5') feet in height. In addition, Sec.47-22.4.A.3. does not specify that a directory on a ground sign is permissible on a multiple tenant office building with ground level stores. Such directories are only permissible in shopping center or strip stores (see Sec. 47-22.3.P.) or as a wall sign (see Sec. 47-22.4.A.2.).

DRC

SITE PLAN REVIEW AND COMMENT REPORT

Pursuant to Sec. 47-22.4.A.13.1., any signs proposed in the Downtown RAC that do not comply in all respects with the requirements for signs must receive Site Plan Level III (Planning & Zoning Board) approval.

6. The applicant proposes one (1) **supergraphics sign** (listed as “W-3” in the Signage Table). Pursuant to Sec. 47-22.2.A.26., a supergraphics sign is defined as “a design or pictorial representation that contains no lettering or business identification or logo used as a sign”. The proposed sign, as depicted in the application packet, contains both lettering and a logo. Because of this, it would be difficult to qualify this as a supergraphics sign.

In addition, the Signage Table lists the approximate square footage of this sign as one thousand and nine hundred (1,900) square feet, but the application submittal provides neither specific details as to the height and width of this sign nor its exact location on the building.

Should it be determined that this is a supergraphics sign, then the design must be reviewed and approved by the zoning department under the criteria found in Sec. 47-22.3.T.1.-6.

7. The applicant propose ten (10) **retail identification signs** (listed as “Wr-1” thru “Wr-10” in the Signage Table).

Pursuant to Sec. 47-22.4.A.3., a multi-tenant office building with ground level stores may have one (1) sign for each individual store per street front or vehicular travelway. As defined in Sec. 47-22.2.A.30, a vehicular travelway is defined as an alley or parking space twenty (20') feet or more in width. It appears that the travelway along the western perimeter of this site meets this requirement.

The retail identification signs must meet the criteria found in Sec. 47-22.4.A.3., i.e. signs do not extend above ground floor level, identical in color, installed at a uniform height above ground level, have lettering that does not exceed twenty-four (24") inches in height, and shall be identical in physical design.

In order to verify that the signs meet the above-noted criteria, please submit a typical drawing of the sign showing location on the building, dimensions of the sign, proposed color, and sign design. Those signs not in compliance with these criteria must receive Site Plan Level III (Planning & Zoning Board) approval.

8. The applicant proposes eight (8) **secondary building signs** (listed as “S-2”, “S-3”, “S-4”, “W-1”, “W-5”, “E-1”, “E-2”, and “E-3” in the Signage Table). Although the approximate locations and approximate square footage of these signs are shown on the renderings of the building elevations, their exact location and exact dimensions,

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

i.e. length and width, and whether they are to be erected flat against the face of the wall are not provided. Furthermore, insufficient detail is provided to determine what type of signs these would be. (Are they flat wall signs? If so, they must comport with the requirements found in Sec. 47-22.4.C.13.d)

Please submit detailed drawings which provide dimensions, exact location, and how far from the face of the wall do they project.

9. There is some confusion as to the official name of the building. Please indicate whether this is the “Bank of America” Building, the “Bank of America Plaza at Las Olas City Center” Building, or some other name.
10. Additional comments may be forthcoming at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
Project Name:	Fifth Avenue Partners, Ltd./Las Olas City Centre	Case #:	5-R-04
Date:	January 13, 2004		

Comments:

1. No comments at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Fifth Avenue Partners, Ltd./Las
Olas City Centre

Case #: 5-R-04

Date: January 13, 2004

Comments:

1. Pursuant to section 47-22.4.B.13.1, when any sign is proposed to be constructed or erected does not comply in all respects with the requirements for signs in the central beach zoning districts and in the downtown RAC districts, then such signs shall only be permitted in the central beach zoning districts if approved as a development of intermediate impact and in the downtown RAC districts if receives a site plan level III permit.
2. Pursuant to section 47-22.4.B.13.c ground signs shall be limited to five (5) feet in height and thirty-two (32) square feet in surface area and shall be setback five (5) feet from any property line if sides of such a sign have copy. If copy appears only on a single side of each sign, then two (2) signs of sixteen (16) square feet each shall be permitted.
3. Pursuant to section to section 47-22.4.A.1 four (4) streets and one or more vehicle travelways the maximum number of signs is four (4) signs, no more than two (2) being freestanding signs and shall be permitted one (1) sign for each store, shop or bay per street front or vehicular travelway. Such signs shall not extend beyond the ground floor level and shall be identical in color and installed at a uniform height, letters shall not exceed twenty-four (24) inches in height and shall be identical in physical design pursuant to section 47-22.4.A.3.
4. Pursuant to section 47-22.B.13.a projecting signs shall be prohibited.
5. Dimension all proposed signs.